

**MINUTES OF THE REGULAR MEETING**  
  
**OF THE**  
  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**April 19, 2005**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, April 19, 2005, at 8:30 a.m. at the Parkside Apartments, 5670 West Lake, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Lori Healey  
Carlos Ponce  
Mary Wiggins  
Sandra Young

Absent: Martin Nesbitt

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Per Mr. Peterson, today's agenda once again reflects CHA's commitment to rebuild the lives of residents as the CHA rebuilds their homes and communities. Mr. Peterson highlighted the agenda items, particularly emphasizing the extension of contracts with agencies that link residents to social services at ABLA, Cabrini-Green Altgeld/Murray Homes and Wentworth Gardens. These services include help with lease compliance and community tours to expand their knowledge of neighborhoods available for relocation. Other items in the agenda highlighted by Mr. Peterson included the extension contract for Rita Fry to serve as the Monitor of Relocation Services and the award of five resident-owned businesses contracts that will create economic opportunities for residents of CHA. According to Mr. Peterson, more and more of CHA residents are working, and with every month, more and more units are coming on line. Mr. Peterson concluded his report by thanking the Board for their support and guidance.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session. Commissioner Gates then presented a Motion to approve Executive Session Items 1 thru 3.

**(Executive Session Item 1)**

**RESOLUTION NO. 2005-CHA-42**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 4, 2005 requesting that the Board of Commissioners approves the Personnel Actions Reports for March 2005.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Reports for March 2005.

**(Executive Session Item 2)**

**RESOLUTION NO. 2005-CHA-43**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 30, 2005 requesting authorization to enter into a settlement agreement in the matter of Wallace, et al. vs. Chicago Housing Authority and Terry Peterson, 03 C 0491, and pay attorneys fees in the amount of \$200,000.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the General Counsel, or her designee, to enter into the settlement agreement in the matter of Wallace, et al. vs. Chicago Housing Authority and Terry Peterson, 03 C 0491, and pay attorneys fees in the amount of \$200,000

**(Executive Session Item 3)**

**RESOLUTION NO. 2005-CHA-44**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 29, 2005 requesting authorization to amend the contract amount of Contract No. 318 with Holland & Knight in connection with its representation of the CHA in claims by UBM Contractors, Inc. and its subcontractors relating to the renovation of the Lowden Homes Family Development

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 03158 with Holland & Knight to increase the contract amount in an amount not to exceed an additional \$300,000 in order to pay for legal fees and expenses relating to claims of UBM and its subcontractors . related to the renovation of the Lowden Homes Family Development.

The Motion to adopt Executive Session Items 1 thru 3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Lori Healey
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Nays:	None
-------	------

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee then presented the monthly Committee report. Per Commissioner Young, the Tenant Services Committee meeting was held on Wednesday, April 13, 2005 at the 626 W. Jackson Corporate Offices at 1:00 p.m. CHA Resident Services staff and representatives from Changing Patterns presented the Committee with an update on Counseling and Supportive Services provided by Changing Patterns For Families.

Commissioner Young then presented an Omnibus Motion for the approval of the resolutions for Item A1 thru A3, discussed, voted and recommended for approval by the Tenant Services Committee:

**(Item A1)**

In December 2003, the Board of Commissioners authorized the Contract with Housing Choice Partners of Illinois (HCP), to provide housing counseling and supportive services to families that had to relocate from their existing public housing units in 2004. The Contract's initial term was for fourteen (14) months with four one-year options. The services to be provided included obtaining/maintaining lease compliancy, assessment, providing community tours, identifying housing and other services to assist families in meeting their housing choice. HCP has met, and at times exceeded its contract obligations with the CHA. During the Contract's initial term, HCP began providing relocation services to families in Altgeld Gardens/Murray Homes and Wentworth Gardens. The resolution for Item A1 approves the first year option of contract with HCP. For the first year's extension option, \$591,976.00 of additional funding is required to allow HCP to provide services to approximately 188 new families in Abla and Cabrini Green – William Green Homes and to continue to provide follow-up services to families who relocated during the base term of the contract. This additional funding, when added to the remaining available balance at the end of the base term of the Contract, will allow the CHA to compensate HCP for housing counseling and supportive services provided to families relocating in 2005 throughout the first year extension option.

**RESOLUTION NO. 2005-CHA-45**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed Board letter dated April 13, 2005 entitled "Recommendation to Exercise the First Year Option of Contract No. 0454 with HCP of Illinois, Inc and Heartland Human Care Services, Inc. a joint venture, for Housing and Supportive Services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one (1) year extension option of Contract No. 0454 with HCP of Illinois, Inc. and Heartland Human Care Services, Inc., a joint venture, for housing and supportive services for the period of July 1, 2005 through June 30, 2006 and to add \$591,976.00 additional funding to the not-to-exceed contract amount. The new total not-to-exceed amount of the Contract will be \$1,220,176.00

**(Item A2)**

In December 2002, LR ABLA LLC was selected as Master Developer for redevelopment of the ABLA community, based on a proposal submitted to the CHA and its court appointed receiver, The Habitat Company LLC. LR procured Boulevard Group to provide overall planning and program management services to implement the redevelopment project at ABLA. BG provided consulting services for LR and CHA from January 2003 through July 2004. At the end of the contract period, LR expended a total amount of \$456,270.61 for consulting services. To pay for these services, an amount of \$160,949.29 was paid from the Developer's private resources, \$162,099.28 was paid out of the Developer's fee and \$133,222.04, CHA's portion, was also paid by LR. The resolution for Item A2 approves ratification of the payments made to LR ABLA LLC for consulting services performed by the Boulevard Group because the services provided were necessary and ultimately benefited CHA and the overall redevelopment of the ABLA mixed-income project. During the pre-development phase of the project, services included but were not limited to development of the Tenant Selection Plan, the screening criteria, the development of the Roosevelt Square lease and the Continued Occupancy Criteria. Such

services were required early in the development process and were necessary for the development's closing. Resident Services believes that the timeliness of the services provided was critical to maintaining the project's implementation schedule and ultimately had a positive impact on CHA's Plan For Transformation.

**RESOLUTION NO. 2005-CHA-46**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated April 13, 2005 entitled "AUTHORIZATION TO RATIFY PAYMENT TO LR ABLA, LLC FOR CONSULTING SERVICES PERFORMED BY THE BOULEVARD GROUP, INC."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to ratify payment to LR ABLA LLC ("LR") for consulting services performed by The Boulevard Group, Inc. ("BG") for a total not-to-exceed amount of \$133,222.04.

**(Item A3)**

The resolution for Item A3 approves the Form of Lease and Tenant Selection Plan for the new Madden Wells Phase I-B – Oakwood Shores development. It is understood that the owner entity, Madden Wells Phase I-B Associates, LLC, has an interest and desire to implement its own lease forms and policy that encourages consistent community standards and for the effective management of its mixed income developments. The lease and tenant selection plan have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed finance transaction. The authorization of approval of the form of lease and tenant selection plan is required at this time to facilitate the closing of this development transaction. Both documents have been subject to extensive negotiation among the CHA, the Developer, the Working Group, and the Local Advisory Committee and the documents are recommended as acceptable. A public comment period was held from January 24 to February 22, 2005 and a public hearing was held on February 2, 2005. Consideration was given to comments received in finalizing the documents with the Developer and the owner entity.

**RESOLUTION NO. 2005-CHA-47**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 18, 2005, entitled "AUTHORIZATION FOR APPROVAL OF THE FORM OF LEASE AND TENANT SELECTION PLAN FOR THE NEW MADDEN WELLS PHASE I-B – OAKWOOD SHORES DEVELOPMENT AND TO AMEND THE CHA ADMISSION AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached form of lease and tenant selection plan in substantially the form presented to the Board for the new Madden Wells Phase I-B - Oakwood Shores development and hereby approves an amendment to the Chicago Housing Authority's Admission and Continued Occupancy Policy to incorporate the approved forms as an addenda. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Lori Healey
	Carlos Ponce

Mary Wiggins  
Sandra Young (Recused from voting on item A3 only)

Nays: None

Commissioner Young recused from voting on Item A3 only.

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facility Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facility Committee held its regularly scheduled meeting on Wednesday, April 13, 2005, at approximately 1:30 p.m. at the 626 W. Jackson Corporate Offices. There were no presentations to come before the Committee.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B13, discussed, voted and recommended for Board approval by the Operations Committee.

**(Item B1)**

The resolution for Item B1 approves Contract Modification with George Sollitt Construction Company for additional labor and materials to make changes to the electrical distribution system, as per the City of Chicago electrical codes, at Trumbull Park. Masonry repair work will be performed, and damaged trees will be removed, and fire damaged walls and ceilings will be repaired in two locations. Trumbull Park is undergoing extensive renewal of infrastructure, including upgraded electrical capacity. The work and materials in this contract modification reflect the appropriate and code compliant changes for this important capacity upgrade of the secondary electrical power distribution network. Extensive underground conduit and cabling systems, associated transformers and switchgear, as well as other corrections and clarifications are included in this work. As part of the Sensible Homes initiative now being introduced into the Family housing developments, advanced electronic monitoring systems will be installed to identify inordinate usage of utility resources, as well as to provide safety precautions within individual units.

**RESOLUTION NO. 2005-CHA-48**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated April 13, 2005 entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. G-01 TO CONTRACT NO. 0617 WITH THE GEORGE SOLLITT CONSTRUCTION COMPANY FOR ADDITIONAL GENERAL REHABILITATION AT TRUMBULL PARK HOMES (IL2-025)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Number G-12 to Contract No. 0617 with The George Sollitt Construction Company in the amount of \$1,938,183.92 for additional necessary repairs at Trumbull Park Homes, 2437 East 106<sup>th</sup> Street, which is a Family Housing development being rehabilitated under Contract No. 0617. The new total contract amount of Contract No. 0617 is \$49,111,183.92. The date for completion of the general rehabilitation at Trumbull Park Homes is not extended. This award is subject to the Contractor's compliance with the CHA's M/W/DBE, Section 3 resident hiring and insurance requirements

**(Item B2)**

As part of the Capital Improvement Program, McKissack is providing MOR services for all Capital Improvement Plan Programs. McKissack is also responsible for the coordination of the activities of all Owner's Representatives hired by the CHA as consultants on CHA projects. In addition, McKissack advises CHA Executive Staff, including the CEO, the Managing Director of Operations, and the Director of the Capital Construction Division regarding the progress of the Capital Improvement Program. The resolution for Item B2 approves the one year option extension for McKissack. The Option Year will extend through April 30, 2006. McKissack is involved in a number of activities and areas of additional work that would be seriously impacted if their services are not extended through the Option Year. McKissack has become an integral

part of the CHA management team with respect to the Capital Improvement Program and its central role in the Plan for Transformation. The loss of the MOR services covered by this contract would be detrimental to the timely achievement of CHA's Plan for Transformation, particularly since the number of units planned for completion has been increased.

**RESOLUTION NO. 2005-CHA-49**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated April 13 entitled "AUTHORIZATION TO EXERCISE ONE-YEAR OPTION TO EXTEND CONTRACT NO. 0390 FOR MANAGING OWNER'S REPRESENTATIVE SERVICES WITH McKISSACK & McKISSACK MIDWEST, INC. IN THE AMOUNT OF \$1,303,982.00";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise Option Year 1 to extend Contract No. 0390 for Managing Owner's Representative ("MOR") services with McKissack & McKissack Midwest, Inc. ("McKissack") in the amount of \$1,303,982.00 for extended staffing authorization. The Option Year will cover the period from May 1, 2005 through April 30, 2006. This award is subject to the Contractor's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item B3)**

The resolution for Item B3 approves a contract award to DSR, Inc. for Developer's Representative services at the Britton Budd Apartments. In place of the traditional Owner's Representative, the CHA will engage DSR, to provide designated development services. These services will include meeting the requirements of the FHA, as well as assisting in the raising of tax credit equity for the properties. DSR will coordinate and implement all aspects of the financing and closing due diligence process, including tax syndication closing, as well as the construction process. DSR has a long association with the Britton Budd development as they have served as the Owner's Representative for this building since 2002. Their experience with the building and community will be of great value in general, and will also help in dealing with the historic preservation aspects of its rehabilitation. Complementing DSR's experience with the CHA in construction management at several CHA Buildings, including Britton Budd, DSR will use the same team that has served as the DR for the CHA's City-State project. This Development Management Team has already worked seamlessly with the CHA's Finance Department to facilitate the necessary documents for preparation of the financing package for the City-State project. The CHA will enter into a new contract procured by the non-competitive proposal process because of the exigency of going forward with this project, to timely pursue the FHA application and equity funding processes.

**RESOLUTION NO. 2005-CHA-50**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated April 13, 2005 entitled "AUTHORIZATION TO AWARD A NON-COMPETITIVE CONTRACT TO DSR, INC. FOR DEVELOPER'S REPRESENTATIVE SERVICES AT BRITTON BUDD (IL2-048) SENIOR HOUSING PROPERTY";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with DSR, Inc. for the provision of Developer's Representative services at Britton Budd Apartments, 501 West Surf (IL2-048). Britton Budd Apartments is a Senior housing development. The contract value will be \$772,000.00. The contract shall take effect on the date of the Notice to Proceed, and shall continue for two (2) years or until the completion of pre-construction, construction, and close-out activities at the assigned development, whichever comes first. This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item B4)**

The Capital Construction Division has very successfully utilized time and materials contractors throughout the Scattered Sites and Make Ready programs. These programs have been vital to

meeting the Unit goals of the CHA in recent years. The temporary relocation of residents due to demolition and renovation has been, and continues to be, extremely dependent upon providing make ready housing in Family and scattered sites locations. The use of time and materials contractors, in the past, has been critical in providing this temporary housing while developments are rehabilitated. Current time and materials contracts are coming to an end. In keeping with changes in the construction industry, the CHA seeks to issue new indefinite quantity contracts, which are increasingly used by other government agencies. The indefinite quantity contracts procured through this solicitation will allow the CHA the opportunity to create a predetermined pool of contractors. The qualified contractors chosen for this pool will then have the opportunity to competitively bid on task orders for work as it becomes available. In this way, the CHA will be able to utilize the benefits of competitive bidding for individual task orders without having to put out a separate solicitation to the general public for each one. The CHA has identified the need to have contractors available for task order work as an opportunity for an alternative procurement process under HUD regulations, in order to enhance the economic opportunities of our residents by soliciting and contracting with Resident Owned Businesses (ROB) for construction services. This solicitation was prepared with the intent to bolster the capacity, and expand the experience of the selected ROB firms. In November 2004, the CHA published an Invitation for Bids (IFB) to solicit ROB general contractor firms to perform construction services under task orders at various CHA scattered sites, make ready, and select Family development locations. The Procurement Department directly solicited fourteen (14) ROB by phone and all fourteen (14) ROB picked up copies of the solicitation. Of the five bids received, the Procurement Department has determined that all five (5) of the ROB firms were responsive and responsible and should be awarded contracts. *Performance on ongoing task order assignments will be a factor to determine future awards of specific task orders.* Accordingly, the resolution for Item B4 approves award of contract with five ROB.

#### **RESOLUTION NO. 2005-CHA-51**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated April 13, 2005 entitled "AUTHORIZATION TO EXECUTE INDEFINITE QUANTITY CONTRACTS WITH FIVE (5) RESIDENT OWNED BUSINESSES TO PERFORM CONSTRUCTION SERVICES AT VARIOUS CHA SCATTERED SITES, MAKE READY, AND SELECTED FAMILY DEVELOPMENT LOCATIONS";

#### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute five (5), two (2) year term indefinite quantity contracts with FOIC, Go Floor It, Inc./Conley Construction (JV), Jonz Construction, Stodden Construction/AD & D (JV), and T-Mechanical, each with a \$50,000.00 minimum guaranteed amount of work and a \$580,000.00 maximum not-to-exceed contract amount to perform task order construction services on a competitive basis at various CHA scattered sites, make ready, and selected Family development locations. The total aggregate not-to-exceed amount for all five (5) contracts is \$2,900,000.00. These awards are subject to the individual Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding, licensing and insurance requirements.

#### **(Item B5)**

Similar to Item B4, Item B5 approves award of twenty one task order contracts. The Task Order Contracts procured through this solicitation will allow the CHA the opportunity to maintain a pool of qualified construction firms under contract at pre-established rates. The qualified contractors selected for Task Order contracts will then have the opportunity to competitively bid on individual task orders as work becomes available. The Task Order contracts will assure the CHA is getting the broadest possible participation in its ongoing construction activity, and provide a hedge against the potential escalation of construction costs. With these Task Order contracts, small contractors should be better able to compete with large contractors on smaller, more bondable work. Performance on ongoing task order assignments will be a factor to determine future awards of specific task orders. No firm is guaranteed anything more than the

one hundred-thousand (\$100,000.00) minimum. On an as-needed basis, the CHA Contracting Officer may evaluate requests from CCD and make adjustments, based upon performance, to the not-to-exceed contract amounts of vendors’ contracts within the restrictions of the total aggregate amount set forth above for all twenty-one (21) contracts.

**RESOLUTION NO. 2005-CHA-52**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated April 13, 2005 entitled “AUTHORIZATION TO EXECUTE TWENTY ONE (21) TASK ORDER CONTRACTS TO PERFORM CONSTRUCTION SERVICES AT VARIOUS CHA SCATTERED SITES, MAKE READY, AND SELECT FAMILY DEVELOPMENT LOCATIONS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to award twenty-one (21), two (2) year term, indefinite quantity task order contracts to perform construction services at various CHA Scattered Sites, Make Ready, and select Family Developments for an aggregate amount not-to-exceed thirty-nine million, one hundred-thousand (\$39,100,000.00) dollars, subject to all Contractors providing proof or receipt of its General Contractor’s License from the City of Chicago. The twenty-one (21) contractors to be awarded contracts are as follows:

	Recommended Firms		Recommended Firms
1	All Chicago	12	Najlia International
2	Blinderman Construct.	13	New Day Construction
3	C&P Maintenance	14	Oakk Construction Co.
4	C&H Joint Ventures	15	Oakley Construction
5	Cotton Construction	16	Old Veterans Construct.
6	Done Rite Construction	17	Panda Industries
7	Exodus Coalition	18	Star & Crest
8	FHP Tectonics	19	Telander Construction
9	HLF Construction	20	Unico Enterprises
10	J&L Associates	21	Urban Properties
11	Maxwell Services		

Each contract will provide a guaranteed minimum compensation amount of one hundred-thousand (\$100,000.00) dollars of work and an initial not-to-exceed contract amount of approximately one million, eight-hundred sixty thousand (\$1,860,000.00) dollars.

On an as needed basis, the CHA Contracting Officer may evaluate requests from the Capital Construction Division and make adjustments, based upon performance, to the not-to-exceed contract amounts of vendors’ contracts within the restrictions of the total aggregate amount set forth above for all twenty-one (21) contracts. These awards are subject to the individual Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B6)**

In order to foster the health and safety of CHA residents and the general public, professional environmental remediation services are needed by the CHA to address environmental hazards such as lead, mold and asbestos throughout the CHA as they occur in developments not currently under renovation. In January 2005, a Request for Proposal was issued to solicit firms who would be on call to address time sensitive demands for remediation services including, but not limited to, lead abatement, encapsulation of components (walls and ceilings), chemical stripping of components, enclosure of components, removal of asbestos-containing materials, mold remediation, and trash removal in Units in developments not currently scheduled for renovation or demolition. This will allow the CHA to promptly issue task orders to correct such environmental hazards as soon as they are identified. The RFP was advertised in area newspapers, and on the CHA website. The CHA also directly solicited four M/W/DBE firms. Five (5) proposals were received. All proposals were evaluated pursuant to the RFP’s stated



evaluation criteria. Two (2) firms were determined to be within the competitive range. Discussions were then held with each of these firms, after which they were asked to submit best and final fee proposals. Accordingly the resolution for Item B6 approves award of contract to the two firms in the competitive range.

**RESOLUTION NO. 2005-CHA-53**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 13, 2005 entitled “AUTHORIZATION TO EXECUTE CONTRACTS WITH ENVIROPLUS, INC. AND TECNICA ENVIRONMENTAL SERVICE, INC. FOR AUTHORITY-WIDE ENVIRONMENTAL REMEDIATION SERVICES - RFP NO. 01361”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into two contracts for Authority-wide environmental remediation services for a two (2) year base term for an aggregate cost not to exceed \$2,000,000 with two (2), one (1) year renewal options with:

1. Enviroplus, Inc. for an amount not-to-exceed \$1,040,000; and
2. Tecnica Environmental Services, Inc. for an amount not-to-exceed \$960,000.

This award is subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements

**(Item B7)**

In February 2005, the CHA advertised Invitation for Bid (“IFB”) for modernization of the Family Housing at Altgeld Gardens – Phase 1 (IL2-007) at 130<sup>th</sup> Street and Ellis Avenue. The modernization at Altgeld Gardens, requires a contractor to perform general modernization of apartment units and common areas, façade repairs, and building site improvements. Specifically, the work will include interior and exterior renovation work necessary to complete the units, as indicated in the drawings and technical specifications attached to the IFB, as well as landscape work, mechanical, electrical, plumbing and HVAC work, and cable TV and telephone work on the site. The general contractor will also perform selective demolition and hazardous material remediation and install new underground plumbing to connect the new piping to the main service. The CHA has designed the renovation of Altgeld Gardens in several phases and intends to complete the project under several separate and sequential project contracts (Phases). The IFB was advertised in area newspapers and on the CHA’s website. Of the five bids received and opened, Walsh Construction Company was the lowest responsive and responsible bidder. Accordingly, the resolution for Item B7 approves award of contract to Walsh Construction Company.

**RESOLUTION NO. 2005-CHA-54**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated April 13, 2005 entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH WALSH CONSTRUCTION COMPANY FOR MODERNIZATION OF THE FAMILY HOUSING AT ALTGELD GARDENS – PHASE 1 (IL2-007)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Walsh Construction Company in the amount of \$52,929,000.00 for modernization of the Family Housing at Altgeld Gardens – Phase 1 (IL2-007), 130<sup>th</sup> Street and Ellis Avenue. The Contractor will start upon issuance of the Notice to Proceed and all work will be completed in accordance with the construction schedule provided in the Contract, and in no event later than December 31, 2007. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, bonding and insurance requirements.

**(Item B8)**

In October 2004, an RFP was advertised in area newspapers and the CHA website for general contractor services at various CHA locations. The CHA also directly solicited thirty-four firms, including twenty M/W/DBE firms. The General Contractor will be expected to provide complete general contracting services for the Development(s) awarded to that General Contractor. Those services will include, without limitation, the furnishing of all labor, materials, tools, equipment and transportation to complete the rehabilitation of the Development(s) awarded to that General Contractor, and the coordination of the work and supervision of the various subcontractors. The CHA received four (4) written proposals. Two of the four proposals were found to be unresponsive as the packages were incomplete. An Evaluation Committee reviewed and scored the two remaining proposals. Upon further consideration of each Respondent following the presentations and negotiations, the Evaluation Committee recommended that FHP Tectonics Corporation be awarded the contract for General Contractor services at Harrison Courts and Loomis Courts, and that Friedler Construction be awarded the contract for General Contractor services at Lathrop Elderly. Accordingly, the resolution for Item B8 approves contract awards to FHP Tectonics and Friedler Construction.

**RESOLUTION NO. 2005-CHA-55**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated April 13, 2005 entitled “AUTHORIZATION TO EXECUTE CONTRACTS WITH FHP TECTONICS CORPORATION AND FRIEDLER CONSTRUCTION FOR GENERAL CONTRACTOR’S SERVICES AT HARRISON COURTS, LATHROP ELDERLY AND LOOMIS COURTS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts with FHP Tectonics Corporation for general contractor’s services at Harrison Courts (RH-5) in the amount of \$13,447,975.00 and at Loomis Courts (RH-7) in the amount of \$13,227,065.00, and with Friedler Construction in the amount of \$8,754,022.00 for General Contractor’s services at Lathrop Elderly (RH-4). Harrison Courts is located at 910-30-50 West Harrison, Loomis Courts is located at 1314-42 West 15<sup>th</sup> Street, and Lathrop Elderly is located at 2717 North Leavitt.

The contract shall take effect on the date of the Notice to Proceed, and shall continue until the completion of construction, which is expected to take approximately two (2) years. The award of this contract is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item B9)**

The resolution for Item B9 approves submission of a Mixed Finance Proposal to HUD for Madden/Wells, Phase IB. The Madden/Wells Phase IB rental development represents the second phase of redevelopment within the larger Madden/Wells plan to create 3,000 new, mixed income rental and for-sale housing units. The rental units in Phase 1 will be developed by The Community Builders, Inc., and Granite Development Corporation. Of the 325 rental units in Phase 1, 126 are public housing, 104 are affordable, and 95 are market rate. The rental units will be developed in two sub-phases - Phase IA (163 units) and Phase IB (162 units). The name of the project partnership for Phase IB is Madden Wells Phase IB Associates Limited Partnership, an Illinois limited partnership (Limited Partnership IB”), with Madden Wells Phase IB Associates, LLC, an Illinois limited liability company, as general partner for Limited Partnership IB. Madden Wells Phase IB Associates, LLC is owned by The Community Builders, Inc. (70%) and Granite Development (30%). The project partnership will enter into a 99-year ground lease with CHA for the Phase IB Rental Development Site. The Mixed Finance Proposal to be submitted to HUD sets forth the financing structure for the Phase IB Rental development, to which the CHA, The Habitat Company LLC, the City of Chicago and other investors have agreed in principle. Phase IB is bounded by E. 38<sup>th</sup> Street on the north, the alley east of S. Ellis Ave. on the east, E. Pershing Road (39<sup>th</sup> Street) on the south, and S. Langley Blvd. on the west. Pursuant to a Regulatory and Operating Agreement, the CHA will provide an operating subsidy to the public housing units within the development. Furthermore, in order to ensure that all of the Board’s approval of its actions taken for the Madden Wells Phase IA and Phase IB Developments conforms with all pertinent regulations, policies and statutes, the Board should confirm and

readopt any and all approvals and actions taken relative to these development projects to implement the Board actions.

**RESOLUTION NO. 2005-CHA-56**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 4, 2005, requesting approval of the submission of a Mixed Finance Proposal to the U. S. Department of Housing and Urban Development (“HUD”) for the Madden/Wells Phase IB redevelopment project; to execute such other documents as may be required to implement the foregoing; and to confirm and readopt all approvals and actions previously approved or taken by the Chicago Housing Authority with respect to the Madden Wells Phase IA and Phase IB Developments.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the submission by the Chief Executive Officer or his designee of a Mixed Finance Proposal to the U.S. Department of Housing and Urban Development for the Madden/Wells Phase IB redevelopment project; to execute such documents and take such actions as may be necessary or appropriate to implement the foregoing; and to confirm and readopt all approvals and actions previously approved or taken by the Chicago Housing Authority with respect to the Madden Wells Phase IA and Phase IB Developments.

**(Item B10)**

In June 2001, the development team of Oakwood Boulevard Associates, LLC was selected to be the developer for the redevelopment of the CHA’s Madden Wells Site. In June 2003, the Board approved entering into a Master Development Agreement with Oakwood Boulevard Associates, LLC. Pursuant to the Redevelopment Agreement, CHA is required to fund the cost of site remediation for pre-existing conditions on the entire development site, subject to certain rights to terminate for infeasibility. The estimated remediation costs for the Rental development is \$3,000,000.00. CHA’s contractual responsibility to remediate foreseen and unforeseen environmental conditions is capped at 200% of this estimated total cost. Site preparation has begun in order to begin the development activities for this redevelopment. Coordination meetings have taken place over the past several months with various agencies both public and private that will take part in the construction activities on the site. All of the necessary environmental reports and studies have been completed and the prerequisite approvals obtained. The Oakwood Boulevard Associates, LLC team was the successful respondent pursuant to the September 2001 solicitation issued by Habitat for the redevelopment of the Madden/Wells site. HUD has indicated that since a competitive process was engaged to procure the Madden Wells Redevelopment Team as identified in the Plan approved by HUD, and since the engineered barrier approach to remediation involves construction elements to be performed post-closing, there is justification to enter into this contract with Oakwood Boulevard Associates, LLC. Various benefits to the project will be realized by entering into a contract for remediation activities with Oakwood Boulevard Associates, LLC. The benefits namely are: (1) continuity of schedule; (2) continuity of activity; and (3) economy of scale. Accordingly, the resolution for Item B10 approves award of contract to Oakwood Boulevard Associates.

**RESOLUTION NO. 2005-CHA-57**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated, March 15, 2005, “AUTHORIZATION TO ENTER INTO A CONTRACT WITH OAKWOOD BOULEVARD ASSOCIATES, LLC FOR ENVIRONMENTAL REMEDIATION ACTIVITIES AT THE MADDEN WELLS PHASE IB REDEVELOPMENT SITE”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Oakwood Boulevard Associates, LLC for a total contract amount not to exceed \$3,000,000.00 which represents 200% of the estimated remediation cost for the Madden Wells Phase IB Rental Redevelopment Site to perform remediation in support of the Madden Wells Phase IB Redevelopment Site (also known as Oakwood Shores). The term of the Oakwood Boulevard Associates, LLC contract for the Rental Properties shall be the earlier of: receipt of a “No Further Remediation” letter from the Illinois Environmental

Protection Agency with regards to the Madden Wells IB Redevelopment Site, or two years, subject to a one year extension if approved by HUD.

**(Item B11)**

The former Montgomery Ward property located near Chicago Avenue and Larrabee is being redeveloped into a residential community with some commercial and retail facilities. The overall development will consist of approximately 700 new residential units and 1,800,000 square feet of retail/commercial space extending among seven different parcels of land. The City of Chicago requires that 10% of the total number of units within the development area is constructed as replacement housing for the Cabrini Green Extension North site. The CHA has purchased 16 of the 70 units that will be provided within this development area as replacement housing. These 16 units were purchased within the Domain Lofts building on December 31, 2003. River Village South is one of the seven sites within the development area and is being developed jointly by The Enterprise Companies, PBR Realty and the Federal National Mortgage Association. River Village South is bounded by Oak Street to the north, Crosby Street to the east, and Kingsbury Street to the west. River Village South will provide 18 replacement housing units for the Cabrini Extension North site. The site will consist of 173 units: twenty-seven 3-flat buildings and townhomes. The resolution for Item B11 approves the purchase of 18 two-bedroom units. The purchase of these units will help satisfy the Gautreaux Court Order and the Cabrini Consent Decree that requires the replacement of 700 public housing units for Cabrini Extension North families.

**RESOLUTION NO. 2005-CHA-58**

**WHEREAS**, the Board of Commissioners has reviewed Board letter dated April 15, 2005 requesting authorization to submit an acquisition package to HUD, enter into a purchase agreement with River Village Townhomes South, LLC and to execute other documents as necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee to submit an acquisition package to HUD; and

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a purchase agreement with River Village Townhomes South, LLC utilizing the Cabrini 1994 HOPE VI funds to acquire 18 housing units; and

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into such further agreements, and certificates as necessary to implement the foregoing.

**(Item B12)**

In accordance with the amended Consent Decree at Horner, the CHA is to provide private security for the rehabilitated units, which include limited lobby access. The Westhaven Annex building is located at 1815 W. Monroe and falls under the Consent Decree's requirements for twenty-four hour security. Interstate Realty Management Company released the RFP for security services to serve and secure the Westhaven Annex building in December 2004. It was advertised in the area newspapers and three firms were directly solicited. Of the two proposals received Allpoints Security achieved the best score in the evaluation process and was found to be a responsible vendor capable of providing the requesting service. Accordingly, the resolution for Item B12 approves award of contract to Allpoints Security.

**RESOLUTION NO. 2005-CHA-59**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated March 9, 2005 entitled "Approval For Interstate Realty Management Company To Enter Into A Firm, Fixed Fee Contract with Allpoints Security and Detective, Inc. for Henry Horner Homes/Westhaven Apartments Annex".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby gives approval for Interstate Realty, property manager for Henry Horner Homes/Westhaven Apartments to enter into a fixed fee contract for two years with a one year option with Allpoints Security and

Detective, Inc. for security services at the Westhaven Annex building in an amount not to exceed \$609,229.12 for an initial term of two (2) years, with an option for a one (1) year extension, subject to Board approval.

**(Item B13)**

In order to make land available for the next phase of redevelopment in the Henry Horner community, the CHA closed several buildings within the boundaries of Lake, Washington, Wolcott and Wood. As a result, the CHA made a commitment to relocate those displaced, including the Major Adams Youth Academy. This organization is a not-for-profit agency that provides a variety of programs for the residents in the Henry Horner community, primarily focusing on after-school programs for children. The CHA has temporarily relocated the Major Adams Youth Academy to Suder School. The Chicago Public Schools has leased Suder School to the Major Adams Youth Academy for an initial period of six months, and has agreed to extend the lease for an additional two years: from June 1, 2005 to May 31, 2007. The resolution for Item B13, approves commencement of procurement activities to contract the consultants needed, including an A/E firm and/or a community facilities planning and development expert, in order to convert the 125 North Hoyne building into a community center that can accommodate the Major Adams Youth Academy’s programs. Some of the specific services to be solicited will include, but not be limited to, providing an assessment of existing building plans and previous building evaluations; recommendations for the redesign of the building and operation of the community facility; and a preliminary schematic layout. Upon the completion of the procurement process, the CHA will make a recommendation to the Board of Commissioners to approve a resolution that will allow the CHA to enter into a contract with the vendor selected.

**RESOLUTION NO. 2005-CHA-60**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 21, 2005 entitled “Request for Authorization to Commence Procurement Activities for the Redesign of 125 North Hoyne for Use as a Community Center and the Future Site for the Major Adams Youth Academy”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to commence procurement activities for the redesign of a CHA-owned building located at 125 North Hoyne building for use as a community center and the future site for the Major Adams Youth Academy.

The Omnibus Motion to adopt resolutions for Items B1 through B13 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Michael Ivers Lori Healey Carlos Ponce (Recused from voting on item B5 only) Mary Wiggins Sandra Young (Recused from voting on items B9 & B10)
Nays:	None

Commissioner Ponce recused from voting on Item B5 only and Commissioner Young recused from voting on Items B9 & B10.

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

In the absence of Commissioner Nesbitt, Chairperson of Finance & Audit Committee, Commissioner Healey presented the monthly Finance Committee report. Per Commissioner Healey the Finance & Audit Committee Meeting was held on Wednesday, April 13, 2005 at

approximately 3:00 p.m. at the 626 W. Jackson Corporate offices. The Chief Financial Officer presented the Committee with the Treasury and Cash Flow Report as of March 31, 2005.

Commissioner Healey then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 through C4 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item C1)**

The resolution for Item C1 approves submission of the Revised 2005 Comprehensive Budget to HUD. The Chicago Housing Authority is required to submit for approval by the Board, a balanced annual Comprehensive Budget. The FY2005 budgeted expenditures have been revised from \$945,974,314 to \$932,295,345, resulting in a \$13,678,969 decrease. Under the General Fund, total revenues and associated expenditures decreased by \$8,990,169 for a fund total of \$817,602,017. This decrease is due to adjustments to unit projections for redevelopment and rehabilitation activities at various CHA properties. Under the Section 8 Non MTW funds, total revenues and associated expenditures increased by \$100,272 due to HAP funding increase and under the HOPE VI Fund, total revenues and associated expenditures decreased by \$4,628,068 primarily due to adjustments to projected redevelopment activities at various CHA Mixed-Income properties. Other Funding decreased by \$161,004 for a fund total of \$16,733,387. This decrease is primarily due to adjustments to projected redevelopment activities at various CHA Mixed-Income properties.

**RESOLUTION NO. 2005-CHA-61**

**WHEREAS**, the Board of Commissioners has reviewed the Board letter dated March 18, 2005, entitled “APPROVAL OF THE REVISED 2005 COMPREHENSIVE BUDGET”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners, hereby approves the attached budget amendments, “THE FY2005 COMPREHENSIVE BUDGET AMENDMENT #1”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT**, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable

**(Item C2)**

The resolution for Item C2 extends the Crowe Chizek existing accounting services contract. Given the past history of RMC financial reporting, it is essential that the Authority continue to utilize Crowe Chizek & Co. to perform accounting responsibilities for these properties so that the CHA has a thorough review process in place to monitor the effectiveness of its policies and practices. The accounting function is a critical element for establishing the controls and operational discipline. By outsourcing this function to a professional accounting firm, the CHA can continue to benefit from the comprehensive expertise provided by a private firm. Responsibilities included in the accounting services provided are submission of monthly financial packages including account reconciliations and the development of RMC accounting procedures. Crowe has provided the CHA with satisfactory service and has performed all tasks expected of the RMC accountants.

**RESOLUTION NO. 2005-CHA-62**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated April 13, 2005 entitled, "AUTHORIZATION TO EXTEND CONTRACT NO. 0369 WITH CROWE CHIZEK AND COMPANY, LLP"; FOR ACCOUNTING SERVICES FOR THE RESIDENT MANAGEMENT COMPANIES

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment extending Contract No. 0369 with CROWE, LLP ("Contract") for the period of May 1, 2005 through April 30, 2006 to provide accounting services for the RMCs for a total amount not-to-exceed \$350,000 pursuant to the Contract's option to extend.

**(Item C3)**

The resolution for Item C3 approves an agreement with Rita Fry to serve as the Relocation Monitor. Under the provision of the CHA Leaseholder Housing Choice and Relocation Rights Contract, the CHA is responsible for the employment of an independent auditor to ensure monitoring and tracking of the relocation process. Both the CHA and CAC agree that monitoring of the relocation process in 2005 should be performed by Rita Fry. Ms. Fry ably served as the Monitor for the past year. Ms. Fry has extensive experience in dealing with issues of this importance. As monitor, Ms. Fry will be responsible for reviewing CHA's contractual obligation to residents in two areas of the relocation process: Phase V of the "move out" process for families moving out of their current development; and the "move in" process in 2005 for families moving into replacement housing at the sites where rehabilitation of public housing and redevelopment of mixed income communities has begun. Ms. Fry will review CHA's process for both move out and move in to determine how effectively CHA is implementing the Contract, and whether CHA effectively addresses instances of undue hardship experienced by residents.

**RESOLUTION NO. 2005-CHA-63**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated April 13, 2005 titled "AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH RITA A. FRY TO SERVE AS RELOCATION MONITOR;"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a one-year agreement for Rita Fry to serve as Monitor for the CHA Leaseholder Housing Choice and Relocation Rights Contract and the CHA Relocation Rights Contract for Families with Initial Occupancy after 10/1/99 in an amount not to exceed \$500,000 with Mrs. Fry's consulting firm RAF Consulting, Inc.

**(Item C4)**

For the past two years, NLEN has subleased the CHA-owned property located at 3726-28 W. Flournoy. Under this sublease arrangement, NLEN has undertaken responsibility for all of the lease obligations of the CHA's initial lessee relative to the subject property. NLEN has occupied the property exclusively and invested a significant amount of financial resources in rehabilitating the property. The current lease that allows NLEN to occupy the subject property will expire on April 30, 2005. NLEN's mission is to improve the earning potential of the North Lawndale community, including public housing residents, through innovative employment initiatives that lead to economic advancement and an improved quality of life. NLEN specializes in formerly incarcerated men and women seeking entry-level employment. Accordingly, the resolution for Item C4 approves a two (2) year non-dwelling lease with the North Lawndale Employment Network.

**RESOLUTION NO. 2005-CHA-64**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 19, 2005 entitled "Authorization to Enter into a Non-Dwelling Lease with the North Lawndale Employment Network".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to execute a two (2) year non-dwelling lease with the North Lawndale Employment Network. Unless sooner terminated by CHA, the lease may be renewed, subject to Board of Commissioner prior approval, for an additional term of two (2) years. The rent amount for the initial term of the lease shall be \$1.00 per year

.  
The Omnibus Motion to adopt resolutions for Items C1 through C4 was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Lori Healey  
Carlos Ponce  
Mary Wiggins  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam  
Chairperson

S/B: Lee Gill, Custodian and  
Keeper of Records